

**CITY COUNCIL MEETING  
AUGUST 9, 2001**

<b>Date &amp; Time</b>	On the 9 <sup>th</sup> day of August, A.D., 2001, the City Council of the City of Fort Worth, Texas, met in regular session at 7:12 p.m. in the City Council Chamber, 1000 Throckmorton, with the following members and officers present:
<b>Attendance</b>	Mayor Kenneth Barr; Mayor Pro tempore Ralph McCloud; Council Members Jim Lane, Chuck Silcox, Becky Haskin, Frank Moss, Clyde Picht, Jeff Wentworth, and Wendy Davis; City Manager Gary Jackson; City Attorney David Yett; City Secretary Gloria Pearson. With more than a quorum present, the following business was transacted:
<b>Invocation</b>	The invocation was given by Reverend Cal Hoffman, Edge Park United Methodist Church.
<b>Pledge</b>	The Pledge of Allegiance was recited.
<b>Minutes</b>	On motion of Council Member Silcox, seconded by Council Member Wentworth, the minutes of the regular meeting of July 31, 2001, were approved unanimously.
<b>Special Presentations</b>	<p>Deputy Police Chief Pat Kneblick presented Crime Prevention Certificates of Recognition to seven citizens who performed acts of heroism during the past year and expressed appreciation to the Council for publicly recognizing the selflessness of these citizens. Mayor Barr thanked each of the citizens for getting involved in someone else's life and added that they make the City of Fort Worth a great place to live.</p> <p>Ms. Cindy Upchurch, Central Library Youth Services Librarian, introduced Bridget Smith and Frances Bravo, Summer Youth Volunteers at the library, who introduced children that earned Fort Worth Public Library Reading Club Certificates. Council Members personally congratulated the children from their respective districts. Ms. Upchurch added that 15,657 children participated in the program this year which was an 85 percent increase from last year.</p>
<b>Announcements</b>	Council Member Lane announced that his aide, Patsy Steele, was feeling better every day and would return to work the middle of next week. He also expressed his appreciation to Transportation/ Public Works for putting together plaques for the alley dedication honoring a north side citizen.

**Council Member Picht congratulated the recipients of the Crime Prevention Certificates and also expressed his appreciation to all the volunteers who worked to make this year's National Night Out a success and to all the Code Blue volunteers who hosted people in their homes.**

**Council Member Davis congratulated staff members for a program that was conducted on the southside. She stated that last year, Sandra Youngblood and Sheri Endsley from the Parks and Community Services Department, put together a satellite summer youth program at Capps Park and that Travis Avenue Baptist Church provided them a facility for the program. She added that this year the program had expanded to include Rosemont Park and Rosemont Middle School and that 371 children were served by this program. The program, underwritten by Radio Shack, Pier One, Carter & Burgess, and Gideon Toal, provided weekly field trips each Friday for the children. She expressed her appreciation to these companies and also to Joe Paniagua and Deidra Emerson from Grants Management for their hard work in helping to secure Community Development Block Grant funds for the program.**

**Council Member Silcox announced that the Fort Worth Citizen Police Alumni Academy (CPAA) would host the statewide CPAA seminar in August 2003. He congratulated this effort and added that the City looked forward to having CPAA representatives from all over the state come to Fort Worth. He also announced that Hawk Communications, the City's cell phone vendor, had offered a 10 percent discount to Citizens On Patrol volunteers.**

**Continued/  
Withdrawn By  
Staff**

**City Manager Jackson requested that Mayor and Council Communication No. G-13334 be withdrawn from the agenda as it was also listed as C-18708.**

**Consent Agenda**

**On motion of Council Member Wentworth, seconded by Council Member Silcox, the consent agenda was adopted unanimously.**

**Res. # 2759  
Confirm Fort  
Worth Golf  
Advisory Board  
Members**

There was presented Resolution No. 2759 confirming appointments of the following members to the Fort Worth Golf Advisory Board:

<b>Mayor's Appointment</b>	<b>James Nader</b>
<b>Council District 2</b>	<b>Louis Ayala</b>
<b>Council District 3</b>	<b>Warren Moody</b>
<b>Council District 4</b>	<b>Ray Ferrell</b>
<b>Council District 5</b>	<b>Elvin Bennett</b>
<b>Council District 6</b>	<b>Donald Doyle</b>
<b>Council District 7</b>	<b>Ronald Norman</b>
<b>Council District 8</b>	<b>Naymond James</b>
<b>Council District 9</b>	<b>Robert Haubold</b>

Mayor Pro tempore McCloud made a motion, seconded by Council Member Silcox, that the recommendation be adopted.

City Attorney Yett stated that during the Pre-Council Meeting, Council had discussed allowing all members of the board to have access to all municipal golf courses. He advised Council that the following information needed to be added to the second paragraph of the resolution:

“That the City Council authorizes the City Manager to develop a program to allow GAC members reasonable access to City golf facilities to assist in the performance of their committee responsibilities.”

Mayor Pro tempore McCloud amended his motion, and Council Member Silcox amended his second, to include the amendment as stated by Mr. Yett. The motion, as amended, carried unanimously

**Ronald Norman**

Mr. Ronald Norman, 6300 Ridglea Place #900, and representing newly appointment members to the Golf Advisory Board, expressed their appreciation to the Council for the opportunity to serve the community. He stated that their goal was to promote and support municipal golf courses as places where everyone could play golf. He acknowledged the presence of five other members of the board.

**OCS-1230  
Liability Bonds**

There was presented Mayor and Council Communication No. OCS-1230 from the Office of the City Secretary recommending that the City Council authorize the acceptance of these liability bonds, as follows:

**PARKWAY CONTRACTOR**

C.E.G. Construction Company  
Centex Construction Co., Inc.  
Chojnowski and Company  
David Christopher, Inc.  
Colt Concrete & Asphalt, Inc.  
DFW Concrete, Inc.  
Davis-Latham Construction, Inc.  
Highland Homes, LTD  
J N Enterprises  
Legacy Homes, Inc.  
Martin Concrete, Inc.  
Martin Lozano dba M&M Concrete  
Nugen, Gary  
Potter Concrete, Ltd.  
Tealstone Construction  
H R Williams, Co., Inc.  
World Concrete

**INSURANCE COMPANY**

Employers Mutual Casualty Company  
Travelers Casualty & Surety Company  
RLI Insurance Company  
Western Surety Company  
Atlantic Fidelity & Surety Company  
Western Surety Company  
Western Surety Company  
Employers Mutual Casualty Co.  
CNA (Western) Surety  
Western Surety Company  
Employers Mutual Casualty Company  
Western Surety Company  
Old Republic Surety Company  
Merchants Mutual Bonding Company  
Old Republic Surety Company  
Insurors Indemnity Company  
Old Republic Surety Company

It was the consensus of the City Council that the recommendation be adopted.

**OCS-1231  
Claims**

There was presented Mayor and Council Communication No. OCS-1231 from the Office of the City Secretary recommending that the City Council refer notices of claims regarding alleged damages and/or injuries to the Risk Management Department. It was the consensus of the City Council that the recommendation be adopted.

**G-13332  
Reallocate  
Funds for United  
Riverside Model  
Blocks**

There was presented Mayor and Council Communication No. G-13332 from the City Manager recommending that the City Council:

1. Approve the reallocation of \$40,010.88 from the City of Fort Worth (CFW) Home Improvement Program, funded with 1997 Community Development Block Grant (CDBG) funds to the following:

URMB Minor Home Repair Program	\$22,500.00
URMB Operating Fund	\$ 9,910.88
CFW Neighborhood Park Improvements	\$ 5,000.00
CFW Street Signs	<u>\$ 2,600.00</u>
Total	<u>\$40,010.88</u>

2. Approve the reallocation of \$21,337.90 in CFW lot purchases, funded with 1990 and 1998 CDBG funds, to the United Riverside Model Blocks (URMB) lot purchases; and

**3. Authorize the City Manager to:**

- a) Amend City Secretary Contract No. 26549 with the United Riverside Rebuilding Corporation (URRC) executed on February 9, 2001, to reflect allocation of funds for the Minor Home Repair Program, Purchase of Lots and Operating Fund; and**
- b) Further amend this contract, as needed, to achieve project goals provided the amendment is within the scope of the project and in compliance with applicable laws and regulations; and**
- c) Extend or renew the contract if the URRC requests an extension or renewal; and**

**4. Amend the City's Annual Consolidated Plans for 1990, 1997, and 1998 to reflect the changes in the use of the CDBG funds.**

**It was the consensus of the City Council that the recommendation be adopted.**

**G-13333  
Payment of  
Attorney's Fees  
to Watson,  
Caraway,  
Harrington,  
Midkiff &  
Lunningham**

**There was presented Mayor and Council Communication No. G-13333 from the City Manager recommending that the City Council confirm the engagement of Watson, Caraway, Harrington, Midkiff & Lunningham to represent William Mixon in the lawsuit of William Mixon vs. Dale Gregory, et al, Cause No. 236-177406-99, and authorize the payment of reasonable attorney's fees not to exceed \$30,000.00. It was the consensus of the City Council that the recommendation be adopted.**

**G-13334  
Withdrawn**

**It was the consensus of the City Council that Mayor and Council Communication No. G-13334, Tax Abatement Agreement with Meacham Rail 191 Limited Partnership and ConAgra Foods, Inc. and related findings of fact by the City Council, be withdrawn from the agenda.**

**Public Hearing**

**It appeared that the City Council set today as the date for a public hearing regarding designation of Tax Abatement Reinvestment Zone No. 38, City of Fort Worth, Texas. Mayor Barr asked if there was anyone present desiring to be heard.**

**Ms. Ardina Washington, representing Economic Development, appeared before the Council, gave a staff report, and called attention to Mayor and Council Communication No. G-13335, as follows:**

**G-13335  
Ord. # 14737  
Public Hearing  
Regarding  
Designation of  
Tax Abatement  
Reinvestment  
Zone Number 38**

**There was presented Mayor and Council Communication No. G-13335 from the City Manager recommending that the City Council:**

- 1. Hold a public hearing concerning the designation of Tax Abatement Reinvestment Zone No. 38, City of Fort Worth, Texas; and**
- 2. Adopt Ordinance No. 14737 designating a certain area in the City of Fort Worth as "Tax Abatement Reinvestment Zone Number Thirty-Eight, City of Fort Worth, Texas"; providing the effective and expiration dates for the zone and a mechanism for renewal of the zone.**

**There being no one else present desiring to be heard, Council Member Lane made a motion, seconded by Council Member Moss, that the public hearing be closed and that the recommendation be adopted. The motion carried unanimously.**

**G-13336  
Res. # 2760  
FWHA Low  
Income Housing  
Tax Credit  
Applications**

**There was presented Mayor and Council Communication No. G-13336 from the City Manager recommending that the City Council amend the Consolidated Plan and adopt Resolution No. 2760 establishing the highest priority for the Fort Worth Housing Authority (FWHA) Low Income Housing Tax Credit applications, developed by or in partnership with the FWHA, in providing letters of support and Certificates of Consistency with the Consolidated Plan. Council Member Davis made a motion, seconded by Mayor Pro tempore McCloud, that the recommendation be adopted. The motion carried unanimously.**

**L-13109  
Permanent  
Drainage  
Easement**

**There was presented Mayor and Council Communication No. L-13109 from the City Manager recommending that the City Council approve the acceptance of one permanent drainage easement described as A-1673, B.F. Wickson Survey, Tarrant County, Texas, from West/Loop 820 Partners (DOE 3365) for the purpose of maintaining and controlling floodwater, for a cost of \$1.00. It was the consensus of the City Council that the recommendation be adopted.**

**L-13110  
Sale of Tax  
Foreclosure  
Property**

There was presented Mayor and Council Communication No. L-13110 from the City Manager recommending that the City Council authorize the City Manager to approve the sale of the surplus tax foreclosure property described as Lot 12, Block 14, Festepco Heights Addition (3700 North Crump Street) to the Fort Worth Housing Finance Corporation in accordance with Ordinance No. 13533 for \$1,406.00, authorize the execution of the appropriate deeds conveying the property to the Fort Worth Housing Finance Corporation, and record the deeds. Council Member Lane made a motion, seconded by Council Member Moss, that the recommendation be adopted. The motion carried unanimously.

**L-13111  
Pipeline License**

There was presented Mayor and Council Communication No. L-13111 from the City Manager recommending that the City Council approve the acceptance of one pipeline license for Lot A, Block 1, Sycamore Point Addition, from the Burlington Northern and Santa Fe Railway Company for the proposed water main crossing in Sycamore School Road, for a one-time cost of \$4,050.00, which includes a \$250.00 processing fee, \$2,500.00 contract fee, \$500.00 late fee, and a \$800.00 charge for participation in the licensor's blanket insurance policy. Council Member Picht made a motion, seconded by Council Member Davis, that the recommendation be adopted. The motion carried unanimously.

**C-18694  
United Cerebral  
Palsy of Tarrant  
County**

There was presented Mayor and Council Communication No. C-18694 from the City Manager recommending that the City Council:

1. Authorize reallocation of \$209,543.00 in FY2001 HOME Funds in order to contract with United Cerebral Palsy (UCP) of Tarrant County; and
2. Authorize the City Manager to execute a contract not to exceed a total of \$209,543.00 in Fiscal Year 2001 Home Investment Partnership Program funds with UCP of Tarrant County to implement its project in the amount of:
  - a) \$180,000.00 to fund a Closing Cost/Downpayment Assistance Program to assist persons with special needs to become homeowners; and
  - b) \$29,543.00 in housing support funds to assist UCP of Tarrant County with payment of operating costs; and

- 3. Authorize the performance period on the contract to begin on the date of contract execution, and expire twelve months thereafter; and**
- 4. Authorize extension or renewal of the contract for up to one year, if UCP requests an extension; and**
- 5. Authorize the City Manager to amend the contract, if necessary, to achieve project goals provided that the amendment is within the scope of the project and in compliance with applicable laws and regulations.**

**It was the consensus of the City Council that the recommendation be adopted.**

**C-18695  
Tarrant County  
Tax Assessor-  
Collector**

**There was presented Mayor and Council Communication No. C-18695 from the City Manager recommending that the City Council authorize the City Manager to execute an agreement between the Tarrant County Tax Assessor-Collector and the City of Fort Worth for providing assessment and collections services of ad valorem taxes levied by the City for the 2001 tax year, which covers the period October 1, 2001, to September 30, 2002. It was the consensus of the City Council that the recommendation be adopted.**

**C-18696  
Texas Workforce  
Commission  
Title VI At-Risk  
Child Care  
Development  
Fund**

**There was presented Mayor and Council Communication No. C-18696 from the City Manager recommending that the City Council:**

- 1. Approve the acceptance of grant funds in an amount up to \$461,875.00 from the Texas Workforce Commission (TWC) in state FY2001 (September 1, 2001, through August 31, 2002) of the Title VI of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 for the Child Care Development Program; and**
- 2. Authorize the City Manager to execute contracts with the following organizations to provide additional child care services, contingent upon approval and receipt of adequate funding from the TWC of the Title VI Child Care Development Program, to begin September 1, 2001, and expire August 31, 2002:**



- a) YWCA of Metropolitan Fort Worth in an amount not to exceed \$141,334.00; and
- b) Clayton Child Care Services in an amount not to exceed \$56,349.00; and
- c) Child Care Associates in an amount not to exceed \$122,397.00; and
- d) YMCA of Metropolitan Fort Worth in an amount not to exceed \$113,621.00; and
- e) Fort Worth Housing Authority, for the AMAKA Learning Center in an amount not to exceed \$28,174.00.

It was the consensus of the City Council that the recommendation be adopted.

**C-18697  
NCTCOG**

There was presented Mayor and Council Communication No. C-18697 from the City Manager recommending that the City Council authorize the payment of \$28,134.00 to the North Central Texas Council of Governments (NCTCOG) as the City's share of the funding for the Feasibility Study of the Upper Trinity Basin for FY2001. It was the consensus of the City Council that the recommendation be adopted.

**C-18698  
Amend CSC #  
26301 – C.H.  
Johnson  
Consulting, Inc.**

There was presented Mayor and Council Communication No. C-18698 from the City Manager recommending that the City Council authorize the City Manager to execute an amendment to the consulting services agreement with C. H. Johnson Consulting, Inc. (City Secretary Contract No. 26301) for assistance in the evaluation and selection of the development teams, and to negotiate development and operating agreements with the top-ranked development team for the proposed Convention Center Headquarters Hotel in downtown Fort Worth. It was the consensus of the City Council that the recommendation be adopted.

**C-18699  
Ord. # 14738  
Baird, Hampton  
& Brown, Inc.**

There was presented Mayor and Council Communication No. C-18699 from the City Manager recommending that the City Council:

1. Authorize the City Manager to transfer \$133,502.00 from the Water and Sewer Operating Fund to the Sewer Capital Projects Fund; and

- 2. Adopt Appropriation Ordinance No. 14738 increasing the estimated receipts and appropriations in the Sewer Capital Project Fund in the amount of \$133,502.00 from available funds for the purpose of funding an engineering agreement with Baird, Hampton and Brown, Inc., for plans and specifications for a sanitary sewer extension to serve Spinks Airport; and**
- 3. Authorize the City Manager to execute an engineering agreement with Baird, Hampton & Brown, Inc. for a fee not to exceed \$127,502.00 to prepare plans and specifications for a sanitary sewer extension to serve Fort Worth Spinks Airport.**

**It was the consensus of the City Council that the recommendation be adopted.**

**C-18700  
Ord. # 14739  
S. J. Louis  
Construction of  
Texas, LTD, LLP**

**There was presented Mayor and Council Communication No. C-18700 from the City Manager recommending that the City Council:**

- 1. Authorize the City Manager to transfer \$2,828,020.00 from the Water and Sewer Operating Fund to the Commercial Paper-Sewer Fund; and**
- 2. Adopt Appropriation Ordinance No. 14739 increasing the estimated receipts and appropriations in the Commercial Paper Sewer Fund in the amount of \$2,828,020.00 from available funds for the purpose of funding a contract to S. J. Louis Construction of Texas, LTD, LLP for Clear Fork Parallel Relief Sewer Design and Sanitary Sewer Main 134R Rehabilitation, Part 1, Unit 1; and**
- 3. Authorize the City Manager to execute a contract with S. J. Louis Construction of Texas, LTD, LLP in the amount of \$2,568,020.00 for Clear Fork Parallel Relief Sanitary Sewer Part 1, Unit 1.**

**It was the consensus of the City Council that the recommendation be adopted.**

**C-18701  
Wendy Lopez &  
Associates, Inc.**

There was presented Mayor and Council Communication No. C-18701 from the City Manager recommending that the City Council authorize the City Manager to execute an engineering agreement with Wendy Lopez & Associates, Inc. for a fee not to exceed \$67,830.00 to prepare plans and specifications for water and sewer extension for the Bryson Tract area (Annexation A-00-23). It was the consensus of the City Council that the recommendation be adopted.

**C-18702  
Ord. # 14740  
S. J. Louis  
Construction of  
Texas, LTD, LLP**

There was presented Mayor and Council Communication No. C-18702 from the City Manager recommending that the City Council:

1. Authorize the City Manager to transfer \$2,058,699.00 from the Water and Sewer Operating Fund to the Commercial Paper-Sewer Fund; and
2. Adopt Appropriation Ordinance No. 14740 increasing the estimated receipts and appropriations in the Commercial Paper Sewer Fund in the amount of \$2,058,699.00 from available funds for the purpose of funding a contract to S. J. Louis Construction of Texas, LTD, LLP for Clear Fork Parallel Relief Sanitary Sewer, Part 2; and
3. Authorize the City Manager to execute a contract with S. J. Louis Construction of Texas, LTD, LLP in the amount of \$1,867,699.00 for Clear Fork Parallel Relief Sanitary Sewer Part 2.

It was the consensus of the City Council that the recommendation be adopted.

**C-18703  
Ord. # 14741  
Change Order  
No. 1 – CSC #  
26676 – William  
J. Schultz, Inc.  
d/b/a/ Circle “C”  
Construction  
Company**

There was presented Mayor and Council Communication No. C-18703 from the City Manager recommending that the City Council:

1. Authorize the City Manager to transfer \$16,410.00 from the Water and Sewer Operating Fund to the Water Capital Project Fund; and
2. Adopt Appropriation Ordinance No. 14741 increasing the estimated receipts and appropriations in the Water Capital Project Fund in the amount of \$16,410.00 from available funds for the purpose of funding Change Order No. 1 to the contract with William J. Schultz, Inc., d/b/a/ Circle “C” Construction for construction of Sanitary Sewer Mains D104D, D105, D105A, and D109 Rehabilitation Part II and water line improvements in Houston Street and Throckmorton Street; and

3. Authorize Change Order No. 1 in the amount of \$16,410.00 to City Secretary Contract No. 26676 with William J. Schultz, Inc. d/b/a Circle "C" Construction Company for construction of sanitary sewer Mains D104D, D105, D105A, and D109 rehabilitation Part II, and water line improvements in Houston Street and Throckmorton Street, revising the total to \$1,874,773.00.

It was the consensus of the City Council that the recommendation be adopted.

**C-18704  
Southland  
Contracting, Inc.**

There was presented Mayor and Council Communication No. C-18704 from the City Manager recommending that the City Council authorize the City Manager to execute a contract with Southland Contracting, Inc. in the amount of \$814,448.00 for Clear Fork Parallel Relief Sanitary Sewer Part 1, Unit 2. It was the consensus of the City Council that the recommendation be adopted.

**C-18705  
Ord. # 14742  
Texas  
Department of  
Health**

There was presented Mayor and Council Communication No. C-18705 from the City Manager recommending that the City Council:

1. Authorize the City Manager to accept and execute a grant contract with the Texas Department of Health for \$100,000.00 to be used to increase immunization levels in pre-school aged children and provide awareness and education at the community level; and
2. Adopt Appropriation Ordinance No. 14742 increasing the estimated receipts and appropriations in the Grants Fund in the amount of \$100,000.00 subject to the receipt of the funds from the Texas Department of Health for the purpose of funding an immunization outreach program; and
3. Waive indirect costs of 27.31 percent of related salary and fringe benefits, which are the most recent rates as indicated by the Finance Department.

It was the consensus of the City Council that the recommendation be adopted.

**C-18706  
Ord. # 14743  
S.H.U.C., Inc.**

**There was presented Mayor and Council Communication No. C-18706 from the City Manager recommending that the City Council:**

- 1. Authorize the City Manager to transfer \$361,941.40 from the Water and Sewer Operating Fund to the Water Capital Projects Fund in the amount of \$283,298.90, and the Sewer Capital Projects Fund in the amount of \$78,642.50; and**
- 2. Adopt Appropriation Ordinance No. 14743 increasing the estimated receipts and appropriations in the Water Capital Project Fund in the amount of \$283,298.90 and in the Sewer Capital Project Fund in the amount of \$78,642.50 from available funds for the purpose of funding a contract to S.H.U.C., Inc. for Water Replacement Contract 99FF in Fairfax Avenue, Grayson Street, Roselane Street, and Wharton Drive; and**
- 3. Authorize the City Manager to execute a contract with S.H.U.C., Inc. (formerly Sherman Hudson Utility Construction) in the amount of \$323,162.40 and 50 working days for Water Replacement Contract 99FF in Fairfax Avenue (Kellis to Shackelford), Grayson Street (Foard to Nolan), Roseland Street East (Willie to cul-de-sac), Roseland Street South (Old Handley to Roselane East), and Wharton Drive (Colusa to Westcreek).**

**It was the consensus of the City Council that the recommendation be adopted.**

**C-18707  
Centex Homes**

**There was presented Mayor and Council Communication No. C-18707 from the City Manager recommending that the City Council authorize the City Manager to execute a Community Facilities Agreement with Centex Homes for the installation of community facilities for Coventry Addition, Phase II. Council Member Picht made a motion, seconded by Council Member Davis, that the recommendation be adopted.**

**C-18708  
Meacham Rail  
191 Limited  
Partnership and  
ConAgra Foods,  
Inc.**

**There was presented Mayor and Council Communication No. C-18708 from the City Manager recommending that the City Council find that the statements set forth in the recitals of the Tax Abatement Agreement with Meacham Rail 191 Limited Partnership and ConAgra Foods, Inc. are true and correct, and authorize the City Manager to enter into a Tax Abatement Agreement with Meacham Rail 191 Limited Partnership and ConAgra Foods, Inc. in accordance with the Tax**

**Abatement Policy.** Council Member Lane made a motion, seconded by Mayor Pro tempore McCloud, that the recommendation be adopted by amending the first paragraph of Section 2.1.2 as follows:

**“The Owner shall receive a thirty percent (30%) Abatement if fifty percent (50%) of all Full-time Jobs on the Premises are held by individuals residing in the Central City. For purposes of this Agreement, “Central City” shall be defined as the area of the corporate limits of the City within Loop 820 and in any CDBG-eligible block in the corporate limits of the City outside Loop 820.”**

**Council Member Davis expressed appreciation to individuals of ConAgra for their willingness to expand the abatement in a manner that would be very beneficial to residents of the Central City.**

**The motion, as amended, carried unanimously.**

**Jim Doyle**

**Mr. Jim Doyle, One ConAgra Drive, Omaha, Nebraska, appeared before Council and thanked the Council and City staff for their assistance with this abatement. He complimented Mr. Tom Higgins, Director of Economic Development, on the wonderful working relationship.**

**Z-01-040  
Approved**

**It appeared that the City Council, at its meeting of July 10, 2001, continued the hearing of the application of Trinity/Partners by H. Dennis Hopkins for a change in zoning of property located in the 5500 Block of Stuart Phelps Road from “C” Medium Density Multi-Family, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial to “A-43” One-Family, “CR” Low Density Multi-Family, “E” Neighborhood Commercial and “G” Intensive Commercial, Zoning Docket No. Z-01-040. Mayor Barr asked if there was anyone present desiring to be heard.**

**H. Dennis  
Hopkins**

**Mr. H. Dennis Hopkins, 6850 Meadow #406, appeared before Council and stated that as a result of two meetings with residents and coordination with Council Member Picht, the applicant made the following changes to his zoning request:**

- a. That the 15.41 acres of land requested previously to be zoned as “G” Commercial, be changed to “FR” Restricted Commercial.**
- b. That the 32.92 acres of land requested previously to be zoned as “C” Medium Density Multi-Family be changed to “CR” Low Density Multi-Family.**

- c. That the 21.31 acres of land requested previously to be zoned as “C” Medium Density Multi-Family, be changed to “A7.5” One-Family Residential.

Council Member Davis stated that the Panther Heights Homeowner’s Association was concerned with package liquor sales in the area zoned “E” Neighborhood Commercial, and asked Mr. Hopkins if he had come to any agreement with them.

Mr. Hopkins stated that he was not aware of these newest concerns and that the area was zoned “I” Light Industrial and “E” Neighborhood Commercial, which did allow liquor sales. He added that this 11-acre tract of land could be removed from the current zoning request in order to move this case forward.

**David Turner**

Mr. David Turner, 10264 W. Rancho Diego Lane, and representing the Panther Heights Homeowners Association, appeared before council and addressed the following concerns.

- a. Inadequate notification of residents due to incomplete information in Tarrant County Tax Assessors Office; no notice posted in area prior to the zoning action; notices not sent to landowners but to builders.
- b. Restrict package liquor sales in sections zoned “E” or “FR”.
- c. The association would like the assistance from Council to close Rancho Verde Street permanently and not connect it with Summer Creek Parkway.

Mayor Barr informed Mr. Turner that the street closure would not be considered at this time and requested that he meet with representatives from Transportation/Public Works to address this issue.

Council Member Davis asked the developer if he would be agreeable to the prohibition of package liquor stores in this development.

**Jay Martyn**

Mr. Jay Martyn, 5050 Maple Avenue, Dallas, Texas, stated that the requested zoning change had been reduced from it’s original zoning and that any further changes would be too restrictive for future development of the property.

**Mr. Hopkins added that the only solution would be to allow them to rework the 11 acres and rework those requirements.**

**Council Member Picht stated that the developer of the Panther Heights Addition had addressed most of the homeowners concerns. He added that Mr. Martyn and Mr. Hopkins have negotiated in good faith to accommodate the residents. He further stated that if too many concessions are made to the area then land would no longer be developable.**

**There being no one else present desiring to be heard in connection with the application of Trinity/Partners by H. Dennis Hopkins for a change in zoning of property located in the 5500 Block of Stuart Phelps Road from "C" Medium Density Multi-Family, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial to "A-43" One-Family, "CR" Low Density Multi-Family, "E" Neighborhood Commercial and "G" Intensive Commercial, Zoning Docket No. Z-01-040, Council Member Picht made a motion, seconded by Council Member Silcox, that the Zoning Hearing be closed and that Zoning Docket No. Z-01-040 be approved, as amended. The motion carried unanimously.**

**There being no one else present desiring to be heard in connection with the recommended changes and amendments to Zoning Ordinance No. 13896, Council Member Picht made a motion, seconded by Council Member Silcox, that the hearing be closed and that the following ordinance be adopted:**

**ORDINANCE NO. 14744**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY RESIDENCE AND OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF THE BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS"; PURPOSE AND CONFLICT; PROVIDING CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.**

**The motion carried unanimously.**



**Citizen  
Presentations  
Jim Strachan**

**Mr. Jim Strachan, 116 Smallwood Drive, appeared before the Council concerning submission of a claim for alleged Injury/damage. Mr. Strachan thanked Council Member Silcox and his aide, Sandy Breaux, for their assistance regarding his concern.**

**Mayor Barr requested that City Manager Jackson look into this issue and asked Mr. Strachan to speak with Assistant City Manager Charles Boswell after the meeting.**

**Jack Thompson**

**Mr. Jack W. Thompson, 1608 Lindsey, appeared before Council and addressed his concerns with street conditions within the boundaries of Rosedale, Amanda, Ramey, and Lard streets. He stated that the streets in this area had countless potholes and were in need of repair. He added that several vacant lots in the area needed to be cleaned and mowed.**

**City Manager Jackson informed Mr. Thompson that he would have T/PW inspect the streets mentioned and would have Code Compliance look at the vacant lots. He also requested that Mr. Thompson meet with interim Assistant City Manager Dale Fissler to resolve his concerns.**

**Council Member Moss added that these streets were part of a bond program and would be resurfaced.**

**Linda Morrow,  
B. E. George**

**Ms. Linda Morrow, 4641 Lois Street, representing the South Edgewood Neighborhood Association, and Reverend B. E. George, 1612 Lindsey Street, appeared before Council and expressed concerns relative to allowing industrial housing in the Historic Stop Six Neighborhood Empowerment Zone (NEZ). They stated that the manufactured home at 5517 Patton was not consistent with other homes in the area, or compatible with what the Stop Six NEZ was trying to accomplish in the area.**

**Mayor Barr requested that Ms. Morrow and Reverend George meet with Jerome Walker, Housing Department Director, to address their concerns further and added that the Building Standards Commission would be looking into this issue within the next few weeks.**

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<b>Kyev Tatum</b>	Mr. Kyev Tatum, 1333 E. Magnolia Avenue, appeared before Council regarding the sale of the Ripley-Arnold Apartments. Mayor Barr stated that the Council was very concerned with this issue and wanted to ensure that the residents of the apartments were treated fairly.
<b>David Hammonds</b>	Mr. David Hammonds, 67 Corral Drive North, appeared before Council and expressed concerns that residents of Ranchette Estates were not provided notification of the development adjacent to their subdivision. Mayor Barr requested that he meet with Bob Riley, Development Director, and Council Member Haskin to resolve his concerns. He requested that the Governmental Relations Committee, chaired by Council Member Haskin, address the Council concern of "timely notification" regarding these types of issues.
<b>E. L. Knox</b>	Ms. E. L. Knox, 190 Burdell, extended an invitation for the Council to attend a party October 27, 2001 in the Stop Six NEZ, from 8:00 a.m. to 8:00 p.m.
<b>Adjournment</b>	There being no further business, the meeting was adjourned at 9:03 p.m.

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**CITY SECRETARY**

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**MAYOR**